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J. Michael Ferguson

From: J. Michael Ferguson
Sent: Wednesday, April 24, 2019 1:11 PM
To: Caleb Moore; Thomas Herald; Nate Richards
Subject: Revised Redemption Offer to B. Frazier Management, Inc. due to Wrongful Withdrawal
Attachments: 2014 Tax Alvord 287 JV.pdf; 2015 Tax Alvord 287 JV.pdf; 2016 Tax Alvord 287 JV.pdf; 2017 Tax Alvord 287 JV.pdf; 2014-4-24 Redemptption Offer.pdf

Caleb,

The spreadsheet that was used to calculate the last notice had an incorrect calculation.

In addition, I am attaching the 2014, 2015, 2016 and 2017 Tax Returns which have:

1. P&L
2. Balance Sheet

Please let me know if you need any additional information in regards to the Redemption price as of 2/8/2013.

Thank you,
Mike

*J. Michael Ferguson
SBN. 24000644
NMLS No. 314217
Ferguson & Associates, LLC
Attorney at Law
62 Main Street, Suite 310
Colleyville, Texas 76034
(817)267-1008 Office Phone
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THIS FIRM IS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED BY IT WILL BE USED FOR THAT PURPOSE.

CONFIDENTIALITY NOTICE

This email and all attached documents may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact our office immediately at legal@fnalegal.com or call 800-322-8798 and delete and destroy all copies

Anson Financial, Inc. dba AFI Mortgage

NMLS No. 281151
62 Main Street, Ste. 300
Colleyville, Texas 76034

(817) 267-8799 Phone
(817) 485-1117 Fax

April 24, 2019

Caleb I. Moore
Law Firm of Caleb Moore, PLLC
2205 Martin Drive, Suite 200
Bedford, TX 76021

Re: Wrongful Withdraw of Frazier Asset Management, Inc. now known as B. Frazier Management, Inc. from the Alvord 287 Joint Venture.

FULL SATISFACTION NOTICE

1. THE \$105,900.17 PLUS ACCRUED INTEREST AT 6% FROM 4/24/2019 THAT IS BEING OFFERED IS MADE IN FULL SATISFACTION OF ANSON FINANCIAL, INC.'S REDEMPTION OBLIGATIONS.
2. ANY ACTION TO DETERMINE THE REDEMPTION PRICE OR OTHER TERMS OF THE REDEMPTION OBLIGATION MUST BE COMMENCED WITHIN ONE YEAR AFTER THE DATE OF THIS WRITTEN NOTICE, OR THE DATE OF DELIVERY OF ANY REQUIRED EXPLANATORY STATEMENT, WHICHEVER IS LATER. TEX. BUS. ORGS. CODE §152.607(d)(1)

Dear Mr. Moore,

This Full Satisfaction Notice amends and replaces the previous notice sent to you. We have added the "FULL SATISFACTION NOTICE" required by Tex. Bus. Orgs. Code §152.607(d)(1).

In addition, a mistake was made in the calculation of interest on the previous offer. That calculation has been corrected. Therefore, the correct offer being made by Anson Financial, Inc. in FULL SATISFACTION of the Redemption obligation of Anson Financial, Inc. is \$105,900.17 plus accrued interest from 4/24/2019 until it is paid.

Pursuant to Tex. Bus. Orgs. Code § 152.501(b)(8), the termination of that partner's existence is an event of withdrawal. In other words, if an entity is a partner in a partnership and the legal existence of that entity is terminated, an event of withdrawal occurs **automatically**.

Also, death, termination of existence, and incapacity are statutory events of withdrawal that may not be varied by the partnership agreement or by any other agreement of the partners. Tex. Bus. Orgs. Code § 152.002(b)(5)

As you are very aware, your client's entity, Frazier Asset Management, Inc. now known as B. Frazier Management, Inc. ("Frazier"), as was the practice of Frazier and Brian Frazier, according to his affidavit, willfully allowed Frazier Asset Management, Inc. to be terminated on 2/8/2013.

Therefore, your client was not a partner when Anson purchased the interest of Jentex. By law, it was not possible. Also, by law, Brian Frazier, individually had no interest in anything other than his interest in Frazier Asset Management, Inc. Frazier Asset Management, Inc. only had it's right of redemption for its interest in the partnership, the Alvord 287 Joint Venture as of 2/8/2019.

Per the affidavit, emails and judicial admissions of your client Brian Frazier and/or Frazier, the Joint Venture or Partnership was established for the sole purpose of buying the specific tracts of land and selling them.

Therefore, you client wrongfully withdrew from the Partnership on 2/8/2013. Multiple offers were made in Sept. 2014 and Oct. 2014 prior to your client filing the lawsuit. The offers then were higher than the liquidation value but your client refused to even consider any of the redemption offers, refused to even look at the financial information that Anson provided and have been made since that time to redeem your clients' interest in the partnership.

Your client has acted in bad faith, arbitrarily and vexatiously. Damages, in any amount that the court finds equitable, may include reasonable attorney's fees, and fees and expenses of appraisers or other experts used by a party. **Tex. Bus. Orgs. Code § 152.609(e).**

Frazier's Bad Faith conduct and your own words in emails to your clients representatives, the litigation follows the definition of vexatious litigation:

**"Legal proceedings started with malice and without good case.
Vexatious litigation is meant to bother, embarrass, or cause legal
expenses to the defendant."**

Based on the foregoing, Anson Financial, Inc. makes this, it's Redemption Offer pursuant to Tex. Bus. Orgs. Code 152.607, to Redeem Frazier's interest in the Alvord 287 Joint Venture.

REDEMPTION OFFER

Anson Financial, Inc. ("Anson") on behalf of the Alvord 287 Joint Venture, hereby offers the redemption price for the partner's interest. The Redemption price is allowed to be based on the **liquidation value** rather than going-concern value pursuant to Tex. Bus. Orgs. Code § 152.602(b) because of Frazier's wrongful withdrawal.

Under *Tex. Bus. Orgs. Code § 152.602(b)* The redemption price of the partnership interest of a partner who wrongfully withdraws before the expiration of the partnership's period of duration, the completion of a particular undertaking, or the occurrence of a specified event requiring a winding up of partnership business is the lesser of:

- (1) the fair value of the withdrawn partner's partnership interest **on the date of withdrawal**
- (2) the amount that the withdrawn partner would have received if an event requiring a winding up of partnership business had occurred **at the time of the partner's withdrawal.**

Under Tex. Bus. Orgs. Code § 152.604, the Partnership may set off against the redemption price payable to the withdrawn partner the damages for wrongful withdrawal under Tex. Bus. Orgs. Code § 152.503(b) and all other amounts owed by the withdrawn partner to the partnership, whether currently due, including interest.

As you are aware, prior to Anson purchasing the interest of Jentex Financial, Inc. ("Jentex"), Jentex offered to buy out Frazier's Interest, sell Frazier Jentex's interest or just split the assets. Frazier refused to take advantage of any of the options offered.

Jentex Financial, Inc. sold it's 50% interest to Anson for \$325,000 on 9/14/2014 which would be higher than a liquidation value as it was an arm's length negotiation between two parties.

Therefore, Anson's Redemption Offer to Frazier is \$325,000 with 6% interest from 2/8/2013 through today less part of the attorney fees expended by Anson in defending itself from the lawsuit Frazier filed in bad faith, arbitrarily and vexatiously, specifically for part of the attorney fees because:

1. Frazier has acted in Bad Faith in negotiating a Redemption price and instead has acted arbitrarily,
2. the claims that Brian Frazier has the right to claim the assets individually (the Tex. Bus. Org. Code does not allow this)
3. that Frazier still had claims against Anson (Frazier was not a partner in the Alvord 287 Joint Venture by operation of law effective 2/8/2013 and no agreements were

4. ever made to nullify this wrongful termination by Frazier. As Frazier was no longer a partner as of 2/8/2013, as a matter of law, it has no claims against anyone other than to determine what the value of the partnership interest was on 2/8/2013)
5. Issues involved with Brian Frazier's negligent handling of Frazier.(The Tex. Bus. Orgs. Code does not allow derivative suits by corporation in which the party committing the bad acts is the single shareholder. Frazier knows this but still makes frivolous claims to run up expenses).
6. the derivative claims asserted. (As stated under 3, derivative claims are not allowed when the party committing the bad acts are the only owner of the entity.)

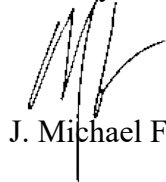
In addition, Frazier's ½ of the cost of the CPA Firm Ray and Milburn. (See the attached calculations for how the calculations were made).

Anson has offered numerous times to try and settle the account including meeting with Everett Frazier in order to have a person to moderate a split of the assets. That has always been rebuffed.

Per the calculation figures, by paying the \$325,000 with 6% interest and deducting the money that Frazier got, the remaining balance owed under our calculations for full satisfaction of the redemption price of Frazier's interest in the Alvord 287 Joint Venture is \$105,900.17 plus accrued interest at 6% per annum until the balance is paid. Attached are the 2014, 2015, 2016 and 2017 Tax Returns that show the P&L and Balance Sheet for each year. You and Frazier already have these but they are being produced again so we have a record of it.

Please let us know within thirty (30) days from today if this offer is acceptable. If we have not heard from you within 30 days, we will amend the Counter-Plaintiffs Original Petition filed on 4/24/2019 and ask the court to determine the liquidation value as set out in the Tex. Bus. Orgs. Code and seek any and all other remedies available due to Frazier's bad faith conduct in negotiating the redemption price.

Thank you,



J. Michael Ferguson

Calculations Used for Redemption Price

Date of Wrongful Withdrawl	2/8/2013								
Interest Rate	6%								
Liquidation Value for Wrongful Withd	\$325,000.00								
Date	Days of Interest	Payments	Beginning Balance	Interest	Principal	Ending Balance	Accrued Interest	Unpaid Interest	Memo
2/8/2013			\$325,000.00			\$325,000.00			
6/7/2013	119	5,000.00	\$325,000.00	\$5,000.00	\$0.00	\$325,000.00	\$6,357.53	\$1,357.53	
12/16/2013	192	12,000.00	\$325,000.00	\$11,615.06	\$384.94	\$324,615.06	\$10,257.53	(\$1,357.53)	
6/2/2014	168	22,500.00	\$324,615.06	\$8,964.71	\$13,535.29	\$311,079.78	\$8,964.71	\$0.00	
9/30/2016	851	89,000.00	\$311,079.78	\$43,517.08	\$45,482.92	\$265,596.85	\$43,517.08	\$0.00	
10/11/2016	11	35,000.00	\$265,596.85	\$480.26	\$34,519.74	\$231,077.11	\$480.26	\$0.00	
11/22/2016	42	19,000.00	\$231,077.11	\$1,595.38	\$17,404.62	\$213,672.49	\$1,595.38	\$0.00	
4/17/2017	146	20,000.00	\$213,672.49	\$5,128.14	\$14,871.86	\$198,800.63	\$5,128.14	\$0.00	
5/19/2017	32	30,000.00	\$198,800.63	\$1,045.75	\$28,954.25	\$169,846.38	\$1,045.75	\$0.00	
9/10/2017	114	30,000.00	\$169,846.38	\$3,182.87	\$26,817.13	\$143,029.25	\$3,182.87	\$0.00	
4/17/2019	584	35,000.00	\$143,029.25	\$13,730.81	\$21,269.19	\$121,760.06	\$13,730.81	\$0.00	Atty Fees
4/24/2019	7	16,000.00	\$121,760.06	\$140.11	\$15,859.89	\$105,900.17	\$140.11	\$0.00	Accountants
Total				\$94,400.17	\$219,099.83		\$94,400.17	\$0.00	2

WILLIAM C SPORE PC
200 N RUFÉ SNOW DR., STE 116
KELLER, TX 76248
Phone: 817-421-6619
Fax: 817-337-9242
wspore@gmail.com

June 18, 2015

ALVORD 287 JOINT VENTURE
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034

Dear MIKE,

I have prepared the 2014 Form 1065 for ALVORD 287 JOINT VENTURE based on the information you provided. The return has been successfully e-filed and a copy is enclosed for ALVORD 287 JOINT VENTURE's records.

There are no taxes or fees due with the return.

If you have any questions about the return(s) or about ALVORD 287 JOINT VENTURE's tax situation during the year, please do not hesitate to call me at 817-421-6619. I appreciate this opportunity to serve you.

Sincerely,

WILLIAM C SPORE
WILLIAM C SPORE PC

Form 1065 Department of the Treasury Internal Revenue Service	U.S. Return of Partnership Income For calendar year 2014, or tax year beginning _____, ending _____ Information about Form 1065 and its separate instructions is at www.irs.gov/form1065 .	OMB No. 1545-0123 2014												
A Principal business activity REAL ESTATE DEVELOPMENT B Principal product or service LAND C Business code number 531396	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width:5%; text-align: center; vertical-align: middle;">Type or Print</td> <td colspan="3">Name of partnership ALVORD 287 JOINT VENTURE</td> </tr> <tr> <td colspan="3">Number, street, and room or suite no. If a P.O. box, see the instructions. 1210 HALL JOHNSON RD, STE 100</td> </tr> <tr> <td>City or town COLLEYVILLE</td> <td>State TX</td> <td>ZIP code 76034</td> </tr> <tr> <td colspan="2">Foreign country name Foreign province/state/county Foreign postal code</td> </tr> </table>	Type or Print	Name of partnership ALVORD 287 JOINT VENTURE			Number, street, and room or suite no. If a P.O. box, see the instructions. 1210 HALL JOHNSON RD, STE 100			City or town COLLEYVILLE	State TX	ZIP code 76034	Foreign country name Foreign province/state/county Foreign postal code		D Employer identification number 5121 E Date business started 2/23/1996 F Total assets (see the instructions) \$ 894,902
Type or Print	Name of partnership ALVORD 287 JOINT VENTURE													
	Number, street, and room or suite no. If a P.O. box, see the instructions. 1210 HALL JOHNSON RD, STE 100													
	City or town COLLEYVILLE		State TX	ZIP code 76034										
	Foreign country name Foreign province/state/county Foreign postal code													

- G** Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☒ Address change (5) ☐ Amended return
 (6) ☐ Technical termination - also check (1) or (2)
- H** Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) _____
- I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year _____ **3**
- J** Check if Schedules C and M-3 are attached ☐

Caution. Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1a Gross receipts or sales	1a	59,136		
	b Returns and allowances	1b			
	c Balance. Subtract line 1b from line 1a			1c	59,136
	2 Cost of goods sold (attach Form 1125-A)			2	
	3 Gross profit. Subtract line 2 from line 1c			3	59,136
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6	
Deductions <small>(see the instructions for limitations)</small>	7 Other income (loss) (attach statement)			7	
	8 Total income (loss). Combine lines 3 through 7			8	59,136
	9 Salaries and wages (other than to partners) (less employment credits)			9	
	10 Guaranteed payments to partners			10	
	11 Repairs and maintenance			11	5,509
	12 Bad debts			12	
	13 Rent			13	
	14 Taxes and licenses			14	10,940
	15 Interest			15	
	16a Depreciation (if required, attach Form 4562)	16a			
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c	0
	17 Depletion (Do not deduct oil and gas depletion.)			17	
	18 Retirement plans, etc.			18	
	19 Employee benefit programs			19	
20 Other deductions (attach statement)			20	2,883	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21	19,332	
22 Ordinary business income (loss). Subtract line 21 from line 8			22	39,804	

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member manager) is based on all information of which preparer has any knowledge.

Signature of general partner or limited liability company member manager _____

Date _____

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name WILLIAM C SPORE	Preparer's signature WILLIAM C SPORE	Date 6/18/2015	Check <input type="checkbox"/> if self-employed	PTIN 6724
Firm's name WILLIAM C SPORE PC			Firm's EIN 6028	
Firm's address 200 N RUFÉ SNOW DR., STE 116			Phone no. 817-421-6619	
City KELLER State TX			ZIP code 76248	

For Paperwork Reduction Act Notice, see separate instructions.

Form **1065** (2014)

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input checked="" type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ►				
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?					X
3 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
4 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock		
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital	
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details					X
6 Does the partnership satisfy all four of the following conditions?					
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3				X	
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.					
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?					X
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
10 At any time during calendar year 2014, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ►					X

Schedule B Other Information (continued)

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		X
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶ 0		X
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶		
18a Did you make any payments in 2014 that would require you to file Form(s) 1099? See instructions		X
b If "Yes," did you or will you file required Form(s) 1099?		
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶ 0		
20 Enter the number of partners that are foreign governments under section 892. ▶ 0		

Designation of Tax Matters Partner (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶	ANSON FINANCIAL INC	Identifying number of TMP ▶	1
If the TMP is an entity, name of TMP representative ▶	MIKE FERGUSON	Phone number of TMP ▶	817-267-1008
Address of designated TMP ▶	1210 HALL JOHNSON RD, STE 100		
	COLLEYVILLE	TX	76034

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	39,804
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	11,262	
b Collectibles (28%) gain (loss)	9b		
c Unrecaptured section 1250 gain (attach statement)	9c		
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14a Net earnings (loss) from self-employment	14a	
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Passive category ▶ e General category ▶ f Other ▶	16f	
	Deductions allocated and apportioned at partner level		
	g Interest expense ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partnership level to foreign source income		
	i Passive category ▶ j General category ▶ k Other ▶	16k	
	l Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l	
m Reduction in taxes available for credit (attach statement)	16m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties—gross income	17d	
	e Oil, gas, and geothermal properties—deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19a Distributions of cash and marketable securities	19a	45,000
	b Distributions of other property	19b	
	20a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	51,066
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners	51,066						
b Limited partners							

Schedule L Balance Sheets per Books

		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash			16,509		40,077
2a Trade notes and accounts receivable		775		11,094	
b Less allowance for bad debts			775		11,094
3 Inventories					
4 U.S. government obligations					
5 Tax-exempt securities					
6 Other current assets (attach statement)			317,902		208,040
7a Loans to partners (or persons related to partners)					
b Mortgage and real estate loans			552,780		635,691
8 Other investments (attach statement)					
9a Buildings and other depreciable assets					
b Less accumulated depreciation			0		0
10a Depletable assets					
b Less accumulated depletion			0		0
11 Land (net of any amortization)					
12a Intangible assets (amortizable only)					
b Less accumulated amortization			0		0
13 Other assets (attach statement)					
14 Total assets			887,966		894,902
Liabilities and Capital					
15 Accounts payable			3,022		
16 Mortgages, notes, bonds payable in less than 1 year			1,485		
17 Other current liabilities (attach statement)					15,418
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)					
b Mortgages, notes, bonds payable in 1 year or more					
20 Other liabilities (attach statement)			310,266		300,225
21 Partners' capital accounts			573,193		579,259
22 Total liabilities and capital			887,966		894,902

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**Note.** The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	51,066	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):	0	a Tax-exempt interest \$	0
3 Guaranteed payments (other than health insurance)	0	7 Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$	0
a Depreciation \$		8 Add lines 6 and 7	0
b Travel and entertainment \$	0	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	51,066
5 Add lines 1 through 4	51,066		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	573,193	6 Distributions: a Cash	45,000
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	51,066	8 Add lines 6 and 7	45,000
4 Other increases (itemize):	0	9 Balance at end of year. Subtract line 8 from line 5	579,259
5 Add lines 1 through 4	624,259		

Form **7004**
(Rev. December 2012)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

► **File a separate application for each return.**

► **Information about Form 7004 and its separate instructions is at www.irs.gov/form7004.**

**Print
or
Type**

Name	Identifying number
ALVORD 287 JOINT VENTURE	5121
Number, street, and room or suite no. (If P.O. box, see instructions.)	
1210 HALL JOHNSON RD, STE 100	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code)).	
COLLEYVILLE, TX 76034	

Note. File request for extension by the due date of the return for which the extension is granted. See instructions before completing this form.

Part I Automatic 5-Month Extension

1a Enter the form code for the return that this application is for (see below) **09**

Application Is For:	Form Code	Application Is For:	Form Code
Form 1065	09	Form 1041 (estate other than a bankruptcy estate)	04
Form 8804	31	Form 1041 (trust)	05

Part II Automatic 6-Month Extension

b Enter the form code for the return that this application is for (see below)

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041-N	06	Form 1120-REIT	23
Form 1041-QFT	07	Form 1120-RIC	24
Form 1042	08	Form 1120S	25
Form 1065-B	10	Form 1120-SF	26
Form 1066	11	Form 3520-A	27
Form 1120	12	Form 8612	28
Form 1120-C	34	Form 8613	29
Form 1120-F	15	Form 8725	30
Form 1120-FSC	16	Form 8831	32
Form 1120-H	17	Form 8876	33
Form 1120-L	18	Form 8924	35
Form 1120-ND	19	Form 8928	36

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐
If checked, attach a statement, listing the name, address, and Employer Identification Number (EIN) for each member covered by this application.

Part III All Filers Must Complete This Part

4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ☐

5a The application is for calendar year 20 14 , or tax year beginning _____, 20 _____, and ending _____, 20 _____

b Short tax year. If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (see instructions-attach explanation)

6 Tentative total tax	6	0
7 Total payments and credits (see instructions)	7	0
8 Balance due. Subtract line 7 from line 6 (see instructions)	8	0

For Privacy Act and Paperwork Reduction Act Notice, see separate Instructions.

Form **7004** (Rev. 12-2012)

HTA

Form 8949 (2014)

Attachment Sequence No. **12A**Page **2**

Name(s) shown on return. Name and SSN or taxpayer identification no. not required if shown on other side

Social security number or taxpayer identification number

ALVORD 287 JOINT VENTURE

5121

Before you check Box D, E, or F below, see whether you received any Form(s) 1099-B or substitute statement(s) from your broker. A substitute statement will have the same information as Form 1099-B. Either may show your basis (usually your cost) even if your broker did not report it to the IRS. Brokers must report basis to the IRS for most stock you bought in 2011 or later (and for certain debt instruments you bought in 2014 or later).

Part II **Long-Term.** Transactions involving capital assets you held more than 1 year are long term. For short-term transactions, see page 1.

Note. You may aggregate all long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS and for which no adjustments or codes are required. Enter the total directly on Schedule D, line 8a; you are not required to report these transactions on Form 8949 (see instructions).

You must check Box D, E, or F below. Check only one box. If more than one box applies for your long-term transactions, complete a separate Form 8949, page 2, for each applicable box. If you have more long-term transactions than will fit on this page for one or more of the boxes, complete as many forms with the same box checked as you need.

☒ **(D)** Long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS (see **Note** above)

☐ **(E)** Long-term transactions reported on Form(s) 1099-B showing basis was **not** reported to the IRS

☐ **(F)** Long-term transactions not reported to you on Form 1099-B

1	(a) Description of property (Example: 100 sh. XYZ Co.)	(b) Date acquired (Mo., day, yr.)	(c) Date sold or disposed (Mo., day, yr.)	(d) Proceeds (sales price) (see instructions)	(e) Cost or other basis. See the Note below and see <i>Column (e)</i> in the separate instructions	Adjustment, if any, to gain or loss. If you enter an amount in column (g), enter a code in column (f). See the separate instructions.		(h) Gain or (loss). Subtract column (e) from column (d) and combine the result with column (g)
						(f) Code(s) from instructions	(g) Amount of adjustment	
	LOT 48	3/23/1996	4/30/2014	22,512	11,250			11,262
2 Totals.	Add the amounts in columns (d), (e), (g), and (h) (subtract negative amounts). Enter each total here and include on your Schedule D, line 8b (if Box D above is checked), line 9 (if Box E above is checked), or line 10 (if Box F above is checked) ►			22,512	11,250		0	11,262

Note. If you checked Box D above but the basis reported to the IRS was incorrect, enter in column (e) the basis as reported to the IRS, and enter an adjustment in column (g) to correct the basis. See *Column (g)* in the separate instructions for how to figure the amount of the adjustment.

**SCHEDULE D
(Form 1065)****Capital Gains and Losses**

OMB No. 1545-0123

2014Department of the Treasury
Internal Revenue Service▶ **Attach to Form 1065 or Form 8865.**▶ **Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10.**▶ **Information about Schedule D (Form 1065) and its separate instructions is at www.irs.gov/form1065.**

Name of partnership

Employer identification number

ALVORD 287 JOINT VENTURE

5121

Part I Short-Term Capital Gains and Losses—Assets Held One Year or Less

See instructions for how to figure the amounts to enter on the lines below.

This form may be easier to complete if you round off cents to whole dollars.

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
1a Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b				0
1b Totals for all transactions reported on Form(s) 8949 with Box A checked				0
2 Totals for all transactions reported on Form(s) 8949 with Box B checked				0
3 Totals for all transactions reported on Form(s) 8949 with Box C checked				0
4 Short-term capital gain from installment sales from Form 6252, line 26 or 37			4	
5 Short-term capital gain or (loss) from like-kind exchanges from Form 8824			5	
6 Partnership's share of net short-term capital gain (loss), including specially allocated short-term capital gains (losses), from other partnerships, estates, and trusts			6	
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column (h). Enter here and on Form 1065, Schedule K, line 8 or 11; or Form 8865, Schedule K, line 8 or 11			7	0

Part II Long-Term Capital Gains and Losses—Assets Held More Than One Year

See instructions for how to figure the amounts to enter on the lines below.

This form may be easier to complete if you round off cents to whole dollars.

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
8a Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 8b				0
8b Totals for all transactions reported on Form(s) 8949 with Box D checked	22,512	11,250		11,262
9 Totals for all transactions reported on Form(s) 8949 with Box E checked				0
10 Totals for all transactions reported on Form(s) 8949 with Box F checked				0
11 Long-term capital gain from installment sales from Form 6252, line 26 or 37			11	
12 Long-term capital gain or (loss) from like-kind exchanges from Form 8824			12	
13 Partnership's share of net long-term capital gain (loss), including specially allocated long-term capital gains (losses), from other partnerships, estates, and trusts			13	
14 Capital gain distributions			14	
15 Net long-term capital gain or (loss). Combine lines 8a through 14 in column (h). Enter here and on Form 1065, Schedule K, line 9a or 11; or Form 8865, Schedule K, line 9a or 11			15	11,262

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule D (Form 1065) 2014

HTA

651113

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue ServiceFor calendar year 2014, or tax
year beginning _____, 2014
ending _____, 20 _____**2014****Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	19,902		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
	5,631		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
12	Section 179 deduction	19	Distributions
		A	22,500
13	Other deductions		
		20	Other information
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

A Partnership's employer identification number
5121

B Partnership's name, address, city, state, and ZIP code
ALVORD 287 JOINT VENTURE
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number Partner: 1
2205

F Partner's name, address, city, state, and ZIP code
FRAZIER ASSET MANAGEMENT, INC.
4001 AIRPORT FREEWAY
BEDFORD, TX 76020

G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? Corporation

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	50.000000%
Loss	50.000000%	50.000000%
Capital	50.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$	150,113
Qualified nonrecourse financing	\$	
Recourse	\$	7,709

L Partner's capital account analysis:

Beginning capital account	\$	284,288
Capital contributed during the year	\$	
Current year increase (decrease)	\$	25,533
Withdrawals & distributions	\$ (22,500)
Ending capital account	\$	287,321

☐ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?
☐ Yes ☒ No
If "Yes," attach statement (see instructions)

FRAZIER ASSET MANAGEMENT, INC.

2205

K-1 Statement (Sch K-1, Form 1065)**Item J - Partner's Weighted Averages Calculation****Profit**

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	50.000000%	/	365	=	33.287671%
9/1/2014	12/31/2014	122	x	50.000000%	/	365	=	16.712329%
Partner Total:								<u>50.000000%</u>

Loss

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	50.000000%	/	365	=	33.287671%
9/1/2014	12/31/2014	122	x	50.000000%	/	365	=	16.712329%
Partner Total:								<u>50.000000%</u>

Capital

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	50.000000%	/	365	=	33.287671%
9/1/2014	12/31/2014	122	x	50.000000%	/	365	=	16.712329%
Partner Total:								<u>50.000000%</u>

Line 19 - Distributions

A Code A - Cash and marketable securities **A** 22,500

651113

☒ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue ServiceFor calendar year 2014, or tax
year beginning _____, 2014
ending _____, 20 _____**2014****Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	13,250		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
	3,749		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction	A	22,500
13	Other deductions		
		20	Other information
		Z	-283,404
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

A Partnership's employer identification number
5121

B Partnership's name, address, city, state, and ZIP code
ALVORD 287 JOINT VENTURE
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number Partner: 2
2562

F Partner's name, address, city, state, and ZIP code
JENTEX FINANCIAL, INC
226 BAILEY AVENUE, STE 104
FORT WORTH, TX 76107

G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? Corporation

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	0.000000%
Loss	50.000000%	0.000000%
Capital	50.000000%	0.000000%

K Partner's share of liabilities at year end:

Nonrecourse \$ _____

Qualified nonrecourse financing . . . \$ _____

Recourse \$ _____

L Partner's capital account analysis:

Beginning capital account \$ 288,905

Capital contributed during the year . . \$ _____

Current year increase (decrease) . . . \$ -266,405

Withdrawals & distributions \$ (22,500)

Ending capital account \$ _____

☐ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

JENTEX FINANCIAL, INC

2562

K-1 Statement (Sch K-1, Form 1065)**Item J - Partner's Weighted Averages Calculation****Profit**

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	50.000000%	/	365	=	33.287671%
9/1/2014	12/31/2014	122	x	0.000000%	/	365	=	0.000000%
Partner Total:								<u>33.287671%</u>

Loss

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	50.000000%	/	365	=	33.287671%
9/1/2014	12/31/2014	122	x	0.000000%	/	365	=	0.000000%
Partner Total:								<u>33.287671%</u>

Capital

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	50.000000%	/	365	=	33.287671%
9/1/2014	12/31/2014	122	x	0.000000%	/	365	=	0.000000%
Partner Total:								<u>33.287671%</u>

Line 19 - Distributions

A Code A - Cash and marketable securities **A** 22,500

Line 20 - Other Information

Z Code Z - Other information

BASIS TRANSFER TO ANSON FINANCIAL INC DUE TO SALE OF PARTNERSHIP INTEREST -283,404
 Total Code Z - Other information **Z** -283,404

651113

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue ServiceFor calendar year 2014, or tax
year beginning _____, 2014
ending _____, 20 _____**2014****Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	6,652		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
	1,882		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction		
13	Other deductions		
		20	Other information
		Z	283,404
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

A Partnership's employer identification number
5121

B Partnership's name, address, city, state, and ZIP code
ALVORD 287 JOINT VENTURE
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number Partner: 3
741

F Partner's name, address, city, state, and ZIP code
ANSON FINANCIAL INC
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034

G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? Corporation

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	0.000000%	50.000000%
Loss	0.000000%	50.000000%
Capital	0.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$	150,112
Qualified nonrecourse financing	\$	
Recourse	\$	7,709

L Partner's capital account analysis:

Beginning capital account	\$	
Capital contributed during the year	\$	
Current year increase (decrease)	\$	291,938
Withdrawals & distributions	\$ (
Ending capital account	\$	291,938

☐ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?
☐ Yes ☒ No
If "Yes," attach statement (see instructions)

ANSON FINANCIAL INC

741

K-1 Statement (Sch K-1, Form 1065)**Item J - Partner's Weighted Averages Calculation****Profit**

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	0.000000%	/	365	=	0.000000%
9/1/2014	12/31/2014	122	x	50.000000%	/	365	=	16.712329%
Partner Total:								<u>16.712329%</u>

Loss

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	0.000000%	/	365	=	0.000000%
9/1/2014	12/31/2014	122	x	50.000000%	/	365	=	16.712329%
Partner Total:								<u>16.712329%</u>

Capital

<u>From</u>	<u>To</u>	<u>Days</u>		<u>Percentage</u>		<u>Days in Year</u>		<u>Weighted Avg %</u>
1/1/2014	8/31/2014	243	x	0.000000%	/	365	=	0.000000%
9/1/2014	12/31/2014	122	x	50.000000%	/	365	=	16.712329%
Partner Total:								<u>16.712329%</u>

Line 20 - Other Information**Z** Code Z - Other informationBASIS TRANSFER FROM JENTEX FINANCIAL INC DUE TO PURCHASE OF PARTNERSHIP INTEREST 283,404Total Code Z - Other information **Z** 283,404

Line 20 (1065) - Other Deductions

1	BANK FEES	1	15
2	CLOSING COSTS	2	295
3	PROFESSIONAL FEES	3	1,244
4	MOWING	4	1,073
5	UTILITIES	5	93
6	OTHER EXPENSE	6	163
7	Total other deductions	7	2,883

Line 19, Sch K (1065) - Distributions

A	Code A - Distributions of cash and marketable securities	Adjusted Basis	Fair Market Value
	Distributions of cash		45,000
	Total distributions of cash and marketable securities	A	45,000

Line 20c, Sch K (1065) - Other Information

Z	Code Z - Other information	
	BASIS TRANSFER TO ANSON FINANCIAL INC DUE TO SALE OF PARTNERSHIP INTEREST	-283,404
	BASIS TRANSFER FROM JENTEX FINANCIAL INC DUE TO PURCHASE OF PARTNERSHIP INTEREST	283,404
	Total Code Z - Other information	Z 0

Line 6, Sch L (1065) - Other Current Assets

		Beginning	Ending
1	DEVELOPMENT PROPERTY	1 317,902	208,040
2	Total other current assets	2 317,902	208,040

Line 17, Sch L (1065) - Other Current Liabilities

		Beginning	Ending
1	AFFILIATE LOANS PAYABLE	1	15,418
2	Total other current liabilities	2 0	15,418

Line 20, Sch L (1065) - Other Liabilities

		Beginning	Ending
1	OID	1 310,266	300,225
2	Total other liabilities	2 310,266	300,225

Line 14 (1065) - Taxes and Licenses

1	Local property taxes	1	10,940
2	Sub Total	2	10,940
3	Total taxes and licenses	3	10,940

Sch L (1065) - Balance Sheets per Books

Assets		Beginning	Ending
1	Cash	16,509	40,077
2a	Trade notes and accounts receivable	775	11,094
2b	Less allowance for bad debts		
2c	Net trade notes and accounts receivable	775	11,094
3	Inventories	0	0
4	U.S. government obligations		
5	Tax-exempt securities		
6	Other current assets	317,902	208,040
7a	Loans to partners (or persons related to partners)		
7b	Mortgage and real estate loans	552,780	635,691
8	Other investments	0	0
9a	Buildings and other depreciable assets	0	0
9b	Less accumulated depreciation	0	0
9c	Net buildings and other depreciable assets	0	0
10a	Depletable assets		
10b	Less accumulated depletion		
10c	Net depletable assets	0	0
11	Land (net of any amortization)	0	0
12a	Intangible assets (amortizable only)	0	0
12b	Less accumulated amortization	0	0
12c	Net intangible assets	0	0
13	Other assets	0	0
14	Total assets	887,966	894,902
Liabilities and Capital			
15	Accounts payable	3,022	0
16	Mortgages, notes, bonds payable in less than 1 year	1,485	0
17	Other current liabilities	0	15,418
18	All nonrecourse loans		
19a	Loans from partners (or persons related to partners)		
19b	Mortgages, notes, bonds payable in 1 year or more		
20	Other liabilities	310,266	300,225
21	Partners' capital accounts	573,193	579,259
22	Total liabilities and capital	887,966	894,902

End of year balance sheet out of balance by 0

WILLIAM C SPORE PC
200 N RUFÉ SNOW DR STE 116
KELLER, TX 76248
Phone: 817-421-6619
Fax: 817-337-9242
wspore@gmail.com

September 16, 2016

ALFORD 287 JOINT VENTURE
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034

Dear MIKE,

I have prepared the 2015 Form 1065 for ALFORD 287 JOINT VENTURE based on the information you provided. The return has been successfully e-filed and a copy is enclosed for ALFORD 287 JOINT VENTURE's records.

There are no taxes or fees due with the return.

If you have any questions about the return(s) or about ALFORD 287 JOINT VENTURE's tax situation during the year, please do not hesitate to call me at 817-421-6619. I appreciate this opportunity to serve you.

Sincerely,

WILLIAM C SPORE
WILLIAM C SPORE PC

Form 8879-PE	IRS e-file Signature Authorization for Form 1065 ► Do not send to the IRS. Keep for your records. ► Information about Form 8879-PE and its instructions is at www.irs.gov/form8879pe .	OMB No. 1545-0123 <div style="font-size: 2em; font-weight: bold;">2015</div>
Department of the Treasury Internal Revenue Service		
Name of partnership ALFORD 287 JOINT VENTURE		Employer identification number 5121

For calendar year 2015, or tax year beginning , 2015, and ending , 20

Part I Return Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	0
2	Gross profit (Form 1065, line 3)	2	0
3	Ordinary business income (loss) (Form 1065, line 22)	3	48,905
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	0
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	0

Part II Declaration and Signature Authorization of General Partner or Limited Liability Company Member Manager
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a general partner or limited liability company member manager of the above partnership and that I have examined a copy of the partnership's 2015 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

General Partner or Limited Liability Company Member Manager's PIN: check one box only

☒ I authorize WILLIAM C SPORE PC to enter my PIN 62 as my signature
ERO firm name do not enter all zeros

on the partnership's 2015 electronically filed return of partnership income.

☐ As a general partner or limited liability company member manager of the partnership, I will enter my PIN as my signature on the partnership's 2015 electronically filed return of partnership income.

General partner or limited liability company member manager's signature ► _____
 Title ► Tax Matters Partner Date ► 9/15/2016

Part III Certification and Authentication**ERO's EFIN/PIN.** Enter your six-digit EFIN followed by your five-digit self-selected PIN.

0774

do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2015 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ► _____ Date ► 9/16/2016

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

For Paperwork Reduction Act Notice, see instructions.

Form **8879-PE** (2015)

HTA

Form 1065 Department of the Treasury Internal Revenue Service	U.S. Return of Partnership Income For calendar year 2015, or tax year beginning _____, ending _____ Information about Form 1065 and its separate instructions is at www.irs.gov/form1065 .	OMB No. 1545-0123 2015								
A Principal business activity REAL ESTATE DEVELOPMENT B Principal product or service LAND C Business code number 531320	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width:5%; text-align: center; vertical-align: middle;">Type or Print</td> <td style="width:75%;">Name of partnership ALFORD 287 JOINT VENTURE</td> <td style="width:20%;">D Employer identification number 5121</td> </tr> <tr> <td>Number, street, and room or suite no. If a P.O. box, see the instructions. 1210 HALL JOHNSON RD, STE 100</td> <td>E Date business started 2/23/1996</td> </tr> <tr> <td>City or town State ZIP code COLLEYVILLE TX 76034</td> <td>F Total assets (see the instructions) \$ 670,265</td> </tr> <tr> <td>Foreign country name Foreign province/state/county Foreign postal code</td> <td></td> </tr> </table>	Type or Print	Name of partnership ALFORD 287 JOINT VENTURE	D Employer identification number 5121	Number, street, and room or suite no. If a P.O. box, see the instructions. 1210 HALL JOHNSON RD, STE 100	E Date business started 2/23/1996	City or town State ZIP code COLLEYVILLE TX 76034	F Total assets (see the instructions) \$ 670,265	Foreign country name Foreign province/state/county Foreign postal code	
Type or Print	Name of partnership ALFORD 287 JOINT VENTURE		D Employer identification number 5121							
	Number, street, and room or suite no. If a P.O. box, see the instructions. 1210 HALL JOHNSON RD, STE 100		E Date business started 2/23/1996							
	City or town State ZIP code COLLEYVILLE TX 76034		F Total assets (see the instructions) \$ 670,265							
	Foreign country name Foreign province/state/county Foreign postal code									

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return
 (6) ☐ Technical termination - also check (1) or (2)

H Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year _____ **2**

J Check if Schedules C and M-3 are attached _____ ☐

Caution. Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1a Gross receipts or sales	1a			
	b Returns and allowances	1b			
	c Balance. Subtract line 1b from line 1a			1c	0
	2 Cost of goods sold (attach Form 1125-A)			2	
	3 Gross profit. Subtract line 2 from line 1c			3	0
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6	
Deductions <small>(see the instructions for limitations)</small>	7 Other income (loss) (attach statement)			7	110,275
	8 Total income (loss). Combine lines 3 through 7			8	110,275
	9 Salaries and wages (other than to partners) (less employment credits)			9	
	10 Guaranteed payments to partners			10	
	11 Repairs and maintenance			11	15,181
	12 Bad debts			12	
	13 Rent			13	
	14 Taxes and licenses			14	6,796
	15 Interest			15	
	16a Depreciation (if required, attach Form 4562)	16a			
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c	0
	17 Depletion (Do not deduct oil and gas depletion.)			17	
	18 Retirement plans, etc.			18	
	19 Employee benefit programs			19	
20 Other deductions (attach statement)			20	39,393	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21	61,370	
22 Ordinary business income (loss). Subtract line 21 from line 8			22	48,905	

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member manager) is based on all information of which preparer has any knowledge.

Signature of general partner or limited liability company member manager _____

Date _____

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name WILLIAM C SPORE	Preparer's signature WILLIAM C SPORE	Date 9/16/2016	Check <input type="checkbox"/> if self-employed	PTIN 6724
Firm's name WILLIAM C SPORE PC			Firm's EIN 028	
Firm's address 200 N RUFÉ SNOW DR STE 116			Phone no. 817-421-6619	
City KELLER State TX			ZIP code 76248	

For Paperwork Reduction Act Notice, see separate instructions.

Form **1065** (2015)

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:	Yes	No
a <input checked="" type="checkbox"/> Domestic general partnership		
b <input type="checkbox"/> Domestic limited partnership		
c <input type="checkbox"/> Domestic limited liability company		
d <input type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership		
f <input type="checkbox"/> Other ►		
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?		X
3 At the end of the tax year:		
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X
4 At the end of the tax year, did the partnership:		
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below		X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity
(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital	
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details		X
6 Does the partnership satisfy all four of the following conditions?		
a The partnership's total receipts for the tax year were less than \$250,000.		
b The partnership's total assets at the end of the tax year were less than \$1 million.		
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
d The partnership is not filing and is not required to file Schedule M-3	X	
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.		
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?		X
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?		X
10 At any time during calendar year 2015, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ►		X

Schedule B Other Information (continued)

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		X
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶ 0		X
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶		
18a Did you make any payments in 2015 that would require you to file Form(s) 1099? See instructions		X
b If "Yes," did you or will you file required Form(s) 1099?		
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
20 Enter the number of partners that are foreign governments under section 892. ▶ 0		

Designation of Tax Matters Partner (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶	ANSON FINANCIAL INC	Identifying number of TMP ▶	4741
If the TMP is an entity, name of TMP representative ▶	MIKE FERGUSON	Phone number of TMP ▶	817-267-1008
Address of designated TMP ▶	1210 HALL JOHNSON RD, STE 100 COLLEYVILLE	TX	76034

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	48,905
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
Income (Loss)	9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	39,206
	b Collectibles (28%) gain (loss)	9b	
	c Unrecaptured section 1250 gain (attach statement)	9c	
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14a Net earnings (loss) from self-employment	14a	
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Passive category ▶ e General category ▶ f Other ▶	16f	
	Deductions allocated and apportioned at partner level		
	g Interest expense ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partnership level to foreign source income		
	i Passive category ▶ j General category ▶ k Other ▶	16k	
	l Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l	
m Reduction in taxes available for credit (attach statement)	16m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties—gross income	17d	
	e Oil, gas, and geothermal properties—deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19a Distributions of cash and marketable securities	19a	4,000
	b Distributions of other property	19b	
	20a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	88,111
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners	88,111						
b Limited partners							

Schedule L Balance Sheets per Books

		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash			40,077		
2a Trade notes and accounts receivable		11,094			
b Less allowance for bad debts			11,094		0
3 Inventories					
4 U.S. government obligations					
5 Tax-exempt securities					
6 Other current assets (attach statement)			208,040		105,650
7a Loans to partners (or persons related to partners)					
b Mortgage and real estate loans			635,691		564,615
8 Other investments (attach statement)					
9a Buildings and other depreciable assets					
b Less accumulated depreciation			0		0
10a Depletable assets					
b Less accumulated depletion			0		0
11 Land (net of any amortization)					
12a Intangible assets (amortizable only)					
b Less accumulated amortization			0		0
13 Other assets (attach statement)					
14 Total assets			894,902		670,265
Liabilities and Capital					
15 Accounts payable					
16 Mortgages, notes, bonds payable in less than 1 year					
17 Other current liabilities (attach statement)			15,418		6,895
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)					
b Mortgages, notes, bonds payable in 1 year or more					
20 Other liabilities (attach statement)			300,225		
21 Partners' capital accounts			579,259		663,370
22 Total liabilities and capital			894,902		670,265

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	88,111	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):	0	a Tax-exempt interest \$	0
3 Guaranteed payments (other than health insurance)	0	7 Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$	0
a Depreciation \$		8 Add lines 6 and 7	0
b Travel and entertainment \$	0	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	88,111
5 Add lines 1 through 4	88,111		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	579,259	6 Distributions: a Cash	4,000
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	88,111	8 Add lines 6 and 7	4,000
4 Other increases (itemize):	0	9 Balance at end of year. Subtract line 8 from line 5	663,370
5 Add lines 1 through 4	667,370		

Form 7004
(Rev. December 2012)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

► **File a separate application for each return.**

► **Information about Form 7004 and its separate instructions is at www.irs.gov/form7004.**

**Print
or
Type**

Name	Identifying number
ALFORD 287 JOINT VENTURE	5121
Number, street, and room or suite no. (If P.O. box, see instructions.)	
1210 HALL JOHNSON RD, STE 100	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code)).	
COLLEYVILLE, TX 76034	

Note. File request for extension by the due date of the return for which the extension is granted. See instructions before completing this form.

Part I Automatic 5-Month Extension

1a Enter the form code for the return that this application is for (see below) **09**

Application Is For:	Form Code	Application Is For:	Form Code
Form 1065	09	Form 1041 (estate other than a bankruptcy estate)	04
Form 8804	31	Form 1041 (trust)	05

Part II Automatic 6-Month Extension

b Enter the form code for the return that this application is for (see below)

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041-N	06	Form 1120-REIT	23
Form 1041-QFT	07	Form 1120-RIC	24
Form 1042	08	Form 1120S	25
Form 1065-B	10	Form 1120-SF	26
Form 1066	11	Form 3520-A	27
Form 1120	12	Form 8612	28
Form 1120-C	34	Form 8613	29
Form 1120-F	15	Form 8725	30
Form 1120-FSC	16	Form 8831	32
Form 1120-H	17	Form 8876	33
Form 1120-L	18	Form 8924	35
Form 1120-ND	19	Form 8928	36

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐
If checked, attach a statement, listing the name, address, and Employer Identification Number (EIN) for each member covered by this application.

Part III All Filers Must Complete This Part

4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ☐

5a The application is for calendar year 20 15, or tax year beginning _____, 20 _____, and ending _____, 20 _____

b Short tax year. If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (see instructions-attach explanation)

6 Tentative total tax	6	0
7 Total payments and credits (see instructions)	7	0
8 Balance due. Subtract line 7 from line 6 (see instructions)	8	0

For Privacy Act and Paperwork Reduction Act Notice, see separate Instructions.

Form **7004** (Rev. 12-2012)

HTA

Form 8949 (2015)

Attachment Sequence No. **12A**Page **2**

Name(s) shown on return. Name and SSN or taxpayer identification no. not required if shown on other side

Social security number or taxpayer identification number

ALFORD 287 JOINT VENTURE

5121

Before you check Box D, E, or F below, see whether you received any Form(s) 1099-B or substitute statement(s) from your broker. A substitute statement will have the same information as Form 1099-B. Either will show whether your basis (usually your cost) was reported to the IRS by your broker and may even tell you which box to check.

Part II **Long-Term.** Transactions involving capital assets you held more than 1 year are long term. For short-term transactions, see page 1.

Note: You may aggregate all long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS and for which no adjustments or codes are required. Enter the totals directly on Schedule D, line 8a; you aren't required to report these transactions on Form 8949 (see instructions).

You must check Box D, E, or F below. Check only one box. If more than one box applies for your long-term transactions, complete a separate Form 8949, page 2, for each applicable box. If you have more long-term transactions than will fit on this page for one or more of the boxes, complete as many forms with the same box checked as you need.

☐ **(D)** Long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS (see **Note** above)

☐ **(E)** Long-term transactions reported on Form(s) 1099-B showing basis was **not** reported to the IRS

☒ **(F)** Long-term transactions not reported to you on Form 1099-B

1	(a) Description of property (Example: 100 sh. XYZ Co.)	(b) Date acquired (Mo., day, yr.)	(c) Date sold or disposed of (Mo., day, yr.)	(d) Proceeds (sales price) (see instructions)	(e) Cost or other basis. See the Note below and see <i>Column (e)</i> in the separate instructions	Adjustment, if any, to gain or loss. If you enter an amount in column (g), enter a code in column (f). See the separate instructions.		(h) Gain or (loss). Subtract column (e) from column (d) and combine the result with column (g)
						(f) Code(s) from instructions	(g) Amount of adjustment	
	LOT 6	4/30/2014	5/28/2015	22,206	6,500			15,706
	LOT 65	4/30/2014	6/5/2015	30,000	6,500			23,500
2 Totals.	Add the amounts in columns (d), (e), (g), and (h) (subtract negative amounts). Enter each total here and include on your Schedule D, line 8b (if Box D above is checked), line 9 (if Box E above is checked), or line 10 (if Box F above is checked) ▶			52,206	13,000		0	39,206

Note: If you checked Box D above but the basis reported to the IRS was incorrect, enter in column (e) the basis as reported to the IRS, and enter an adjustment in column (g) to correct the basis. See *Column (g)* in the separate instructions for how to figure the amount of the adjustment.

**SCHEDULE D
(Form 1065)****Capital Gains and Losses**

OMB No. 1545-0123

2015Department of the Treasury
Internal Revenue Service▶ **Attach to Form 1065 or Form 8865.**▶ **Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10.**▶ **Information about Schedule D (Form 1065) and its separate instructions is at www.irs.gov/form1065.**

Name of partnership

Employer identification number

ALFORD 287 JOINT VENTURE

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Part I Short-Term Capital Gains and Losses—Assets Held One Year or Less

See instructions for how to figure the amounts to enter on the lines below.

This form may be easier to complete if you round off cents to whole dollars.

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
1a Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b				0
1b Totals for all transactions reported on Form(s) 8949 with Box A checked				0
2 Totals for all transactions reported on Form(s) 8949 with Box B checked				0
3 Totals for all transactions reported on Form(s) 8949 with Box C checked				0
4 Short-term capital gain from installment sales from Form 6252, line 26 or 37			4	
5 Short-term capital gain or (loss) from like-kind exchanges from Form 8824			5	
6 Partnership's share of net short-term capital gain (loss), including specially allocated short-term capital gains (losses), from other partnerships, estates, and trusts			6	
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column (h). Enter here and on Form 1065, Schedule K, line 8 or 11; or Form 8865, Schedule K, line 8 or 11			7	0

Part II Long-Term Capital Gains and Losses—Assets Held More Than One Year

See instructions for how to figure the amounts to enter on the lines below.

This form may be easier to complete if you round off cents to whole dollars.

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
8a Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 8b				0
8b Totals for all transactions reported on Form(s) 8949 with Box D checked				0
9 Totals for all transactions reported on Form(s) 8949 with Box E checked				0
10 Totals for all transactions reported on Form(s) 8949 with Box F checked	52,206	13,000		39,206
11 Long-term capital gain from installment sales from Form 6252, line 26 or 37			11	
12 Long-term capital gain or (loss) from like-kind exchanges from Form 8824			12	
13 Partnership's share of net long-term capital gain (loss), including specially allocated long-term capital gains (losses), from other partnerships, estates, and trusts			13	
14 Capital gain distributions			14	
15 Net long-term capital gain or (loss). Combine lines 8a through 14 in column (h). Enter here and on Form 1065, Schedule K, line 9a or 11; or Form 8865, Schedule K, line 9a or 11			15	39,206

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule D (Form 1065) 2015

HTA

651113

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue ServiceFor calendar year 2015, or tax
year beginning _____, 2015
ending _____, 20 _____**Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

Part I Information About the Partnership**A** Partnership's employer identification number

75-2635121

B Partnership's name, address, city, state, and ZIP codeALFORD 287 JOINT VENTURE
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034**C** IRS Center where partnership filed return
e-file**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's identifying number Partner: 1
75-2382205**F** Partner's name, address, city, state, and ZIP code
FRAZIER ASSET MANAGEMENT, INC.
4001 AIRPORT FREEWAY
BEDFORD, TX 76020**G** ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member**H** ☒ Domestic partner ☐ Foreign partner**I1** What type of entity is this partner? Corporation**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	50.000000%
Loss	50.000000%	50.000000%
Capital	50.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$ _____
Qualified nonrecourse financing	\$ _____
Recourse	\$ 3,447

L Partner's capital account analysis:

Beginning capital account	\$ 287,321
Capital contributed during the year	\$ _____
Current year increase (decrease)	\$ 44,055
Withdrawals & distributions	\$ (_____)
Ending capital account	\$ 331,376

☐ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)
M Did the partner contribute property with a built-in gain or loss?☐ Yes ☒ No

If "Yes," attach statement (see instructions)

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	24,452		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
	19,603		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction		
13	Other deductions		
		20	Other information
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

651113

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue ServiceFor calendar year 2015, or tax
year beginning _____, 2015
ending _____, 20 _____**Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

Part I Information About the Partnership**A** Partnership's employer identification number

75-2635121

B Partnership's name, address, city, state, and ZIP codeALFORD 287 JOINT VENTURE
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034**C** IRS Center where partnership filed return
e-file**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's identifying number Partner: 2
75-2154741**F** Partner's name, address, city, state, and ZIP codeANSON FINANCIAL INC
1210 HALL JOHNSON RD, STE 100
COLLEYVILLE, TX 76034**G** ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member**H** ☒ Domestic partner ☐ Foreign partner**I1** What type of entity is this partner? Corporation**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	50.000000%
Loss	50.000000%	50.000000%
Capital	50.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$ _____
Qualified nonrecourse financing	\$ _____
Recourse	\$ 3,448

L Partner's capital account analysis:

Beginning capital account	\$ 291,938
Capital contributed during the year	\$ _____
Current year increase (decrease)	\$ 44,056
Withdrawals & distributions	\$ (4,000)
Ending capital account	\$ 331,994

☐ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)
M Did the partner contribute property with a built-in gain or loss?☐ Yes ☒ No

If "Yes," attach statement (see instructions)

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	24,453		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
	19,603		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction	A	4,000
13	Other deductions		
		20	Other information
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Line 7 (1065) - Other Income (Loss)

1	Interest income derived in the ordinary course of business (i.e. interest charged on receivable balances)	1	110,275
2	Total other income (loss)	2	110,275

Line 20 (1065) - Other Deductions

1	BANK FEES	1	190
2	CLOSING COSTS	2	18,524
3	LOAN SERVICING FEES	3	7,313
4	PROFESSIONAL FEES	4	3,242
5	UTILITIES	5	115
6	FORECLOSURE EXPENSES	6	6,774
7	MOWING	7	2,933
8	COPY FEE	8	179
9	DELIVERY FEES	9	33
10	SALES EXPENSE	10	90
11	Total other deductions	11	39,393

Line 19, Sch K (1065) - Distributions

A	Code A - Distributions of cash and marketable securities	Adjusted Basis	Fair Market Value
	Distributions of cash		4,000
	Total distributions of cash and marketable securities	A	4,000

Line 6, Sch L (1065) - Other Current Assets

		Beginning	Ending
1	DEVELOPMENT PROPERTY	208,040	105,650
2	Total other current assets	208,040	105,650

Line 17, Sch L (1065) - Other Current Liabilities

		Beginning	Ending
1	AFFILIATE LOANS PAYABLE	15,418	6,895
2	Total other current liabilities	15,418	6,895

Line 20, Sch L (1065) - Other Liabilities

		Beginning	Ending
1	OID	300,225	
2	Total other liabilities	300,225	0

Line 14 (1065) - Taxes and Licenses

1	Local property taxes	1	6,796
2	Sub Total	2	6,796
3	Total taxes and licenses	3	6,796

Sch L (1065) - Balance Sheets per Books

Assets		Beginning	Ending
1	Cash	40,077	0
2a	Trade notes and accounts receivable	11,094	
2b	Less allowance for bad debts		
2c	Net trade notes and accounts receivable	11,094	0
3	Inventories	0	0
4	U.S. government obligations		
5	Tax-exempt securities		
6	Other current assets	208,040	105,650
7a	Loans to partners (or persons related to partners)		
7b	Mortgage and real estate loans	635,691	564,615
8	Other investments	0	0
9a	Buildings and other depreciable assets	0	0
9b	Less accumulated depreciation	0	0
9c	Net buildings and other depreciable assets	0	0
10a	Depletable assets		
10b	Less accumulated depletion		
10c	Net depletable assets	0	0
11	Land (net of any amortization)	0	0
12a	Intangible assets (amortizable only)	0	0
12b	Less accumulated amortization	0	0
12c	Net intangible assets	0	0
13	Other assets	0	0
14	Total assets	894,902	670,265
Liabilities and Capital			
15	Accounts payable	0	
16	Mortgages, notes, bonds payable in less than 1 year	0	
17	Other current liabilities	15,418	6,895
18	All nonrecourse loans		
19a	Loans from partners (or persons related to partners)		
19b	Mortgages, notes, bonds payable in 1 year or more		
20	Other liabilities	300,225	0
21	Partners' capital accounts	579,259	663,370
22	Total liabilities and capital	894,902	670,265

End of year balance sheet out of balance by 0

Gain / Loss Summary (8949)

Federal		Short Term	Long Term
1	Proceeds (sales price)	0	52,206
2	Gain (Loss)	0	39,206
3	28% Gain (Loss)		0
AMT			
4	Proceeds (sales price)	0	52,206
5	Gain (Loss)	0	39,206
6	28% Gain (Loss)		0
State			
7	Proceeds (sales price)	0	52,206
8	Gain (Loss)	0	39,206

WILLIAM C SPORE PC
200 N RUFÉ SNOW DR STE 116
KELLER, TX 76248
Phone: 817-421-6619
Fax: 817-337-9242
wspore@gmail.com

September 15, 2017

ALFORD 287 JOINT VENTURE
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034

Dear MIKE,

I have prepared the 2016 Form 1065 for ALFORD 287 JOINT VENTURE based on the information you provided. The return has been successfully e-filed and a copy is enclosed for ALFORD 287 JOINT VENTURE's records.

There are no taxes or fees due with the return.

If you have any questions about the return(s) or about ALFORD 287 JOINT VENTURE's tax situation during the year, please do not hesitate to call me at 817-421-6619. I appreciate this opportunity to serve you.

Sincerely,

WILLIAM C SPORE
WILLIAM C SPORE PC

Form 8879-PE	IRS e-file Signature Authorization for Form 1065 ▶ Don't send to the IRS. Keep for your records. ▶ Information about Form 8879-PE and its instructions is at www.irs.gov/form8879pe . For calendar year 2016, or tax year beginning _____, 2016, and ending _____, 20____	OMB No. 1545-0123 <div style="font-size: 2em; font-weight: bold;">2016</div>
Department of the Treasury Internal Revenue Service		
Name of partnership ALFORD 287 JOINT VENTURE		Employer identification number 75-2635121

Part I Tax Return Information (Whole dollars only)		
1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	0
2	Gross profit (Form 1065, line 3)	0
3	Ordinary business income (loss) (Form 1065, line 22)	100,775
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	0
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	0

Part II Declaration and Signature Authorization of General Partner or Limited Liability Company Member Manager
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a general partner or limited liability company member manager of the above partnership and that I have examined a copy of the partnership's 2016 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

General Partner or Limited Liability Company Member Manager's PIN: check one box only

- ☒ I authorize WILLIAM C SPORE PC to enter my PIN 75362 as my signature
ERO firm name don't enter all zeros
 on the partnership's 2016 electronically filed return of partnership income.
- ☐ As a general partner or limited liability company member manager of the partnership, I will enter my PIN as my signature on the partnership's 2016 electronically filed return of partnership income.

General partner or limited liability company member manager's signature ▶ _____
 Title ▶ Tax Matters Partner Date ▶ 9/15/2017

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 75296050774
don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2016 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ WILLIAM C SPORE Date ▶ 9/15/2017

ERO Must Retain This Form — See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

Form 1065 Department of the Treasury Internal Revenue Service	U.S. Return of Partnership Income For calendar year 2016, or tax year beginning _____, ending _____ Information about Form 1065 and its separate instructions is at www.irs.gov/form1065 .	OMB No. 1545-0123 <div style="font-size: 2em; font-weight: bold;">2016</div>												
A Principal business activity REAL ESTATE DEVELOPMENT B Principal product or service LAND C Business code number 531320	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width: 5%; text-align: center; vertical-align: middle;">Type or Print</td> <td colspan="3">Name of partnership ALFORD 287 JOINT VENTURE</td> </tr> <tr> <td colspan="3">Number, street, and room or suite no. If a P.O. box, see the instructions. 62 MAIN STREET, STE 310</td> </tr> <tr> <td>City or town COLLEYVILLE</td> <td>State TX</td> <td>ZIP code 76034</td> </tr> <tr> <td colspan="2">Foreign country name Foreign province/state/county Foreign postal code</td> </tr> </table>	Type or Print	Name of partnership ALFORD 287 JOINT VENTURE			Number, street, and room or suite no. If a P.O. box, see the instructions. 62 MAIN STREET, STE 310			City or town COLLEYVILLE	State TX	ZIP code 76034	Foreign country name Foreign province/state/county Foreign postal code		D Employer identification number 75-2635121 E Date business started 2/23/1996 F Total assets (see the instructions) \$ 494,443
Type or Print	Name of partnership ALFORD 287 JOINT VENTURE													
	Number, street, and room or suite no. If a P.O. box, see the instructions. 62 MAIN STREET, STE 310													
	City or town COLLEYVILLE		State TX	ZIP code 76034										
	Foreign country name Foreign province/state/county Foreign postal code													

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☒ Address change (5) ☐ Amended return
 (6) ☐ Technical termination - also check (1) or (2)

H Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year _____ **2**

J Check if Schedules C and M-3 are attached ☐

Caution. Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1a Gross receipts or sales	1a				
	b Returns and allowances	1b				
	c Balance. Subtract line 1b from line 1a			1c		0
	2 Cost of goods sold (attach Form 1125-A)			2		
	3 Gross profit. Subtract line 2 from line 1c			3		0
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4		
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5		
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6		
7 Other income (loss) (attach statement)			7		139,101	
8 Total income (loss). Combine lines 3 through 7			8		139,101	
Deductions <small>(see the instructions for limitations)</small>	9 Salaries and wages (other than to partners) (less employment credits)			9		
	10 Guaranteed payments to partners			10		
	11 Repairs and maintenance			11		
	12 Bad debts			12		
	13 Rent			13		
	14 Taxes and licenses			14		
	15 Interest			15		
	16a Depreciation (if required, attach Form 4562)	16a				
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c		0
	17 Depletion (Do not deduct oil and gas depletion.)			17		
	18 Retirement plans, etc.			18		
	19 Employee benefit programs			19		
	20 Other deductions (attach statement)			20		38,326
	21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21		38,326
22 Ordinary business income (loss). Subtract line 21 from line 8			22		100,775	

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member manager) is based on all information of which preparer has any knowledge.

Signature of general partner or limited liability company member manager _____

Date _____

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name WILLIAM C SPORE	Preparer's signature WILLIAM C SPORE	Date 9/15/2017	Check <input type="checkbox"/> if self-employed PTIN P00016724
Firm's name WILLIAM C SPORE PC			Firm's EIN 75-2356028
Firm's address 200 N RUFÉ SNOW DR STE 116			Phone no. 817-421-6619
City KELLER	State TX	ZIP code 76248	

For Paperwork Reduction Act Notice, see separate instructions.

Form **1065** (2016)

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a	<input checked="" type="checkbox"/>	Domestic general partnership	b	<input type="checkbox"/>	Domestic limited partnership
c	<input type="checkbox"/>	Domestic limited liability company	d	<input type="checkbox"/>	Domestic limited liability partnership
e	<input type="checkbox"/>	Foreign partnership	f	<input type="checkbox"/>	Other ►
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?					X
3 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
4 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details				Yes	No
					X
6 Does the partnership satisfy all four of the following conditions?					
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3				X	
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.					
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?					X
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
10 At any time during calendar year 2016, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ►					X

Schedule B Other Information (continued)

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		X
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶ 0		X
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶ 0		
18a Did you make any payments in 2016 that would require you to file Form(s) 1099? See instructions		X
b If "Yes," did you or will you file required Form(s) 1099?		
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶ 0		
20 Enter the number of partners that are foreign governments under section 892. ▶ 0		
21 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
22 Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)?		X

Designation of Tax Matters Partner (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶	ANSON FINANCIAL INC	Identifying number of TMP ▶	75-2154741
If the TMP is an entity, name of TMP representative ▶	MIKE FERGUSON	Phone number of TMP ▶	817-267-1008
Address of designated TMP ▶	62 MAIN STREET, STE 310 COLLEYVILLE	TX	76034

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	100,775
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
Income (Loss)	9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	16,923
	b Collectibles (28%) gain (loss)	9b	
	c Unrecaptured section 1250 gain (attach statement)	9c	
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14a Net earnings (loss) from self-employment	14a	
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Passive category ▶ e General category ▶ f Other ▶	16f	
	Deductions allocated and apportioned at partner level		
	g Interest expense ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partnership level to foreign source income		
	i Passive category ▶ j General category ▶ k Other ▶	16k	
	l Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l	
m Reduction in taxes available for credit (attach statement)	16m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties—gross income	17d	
	e Oil, gas, and geothermal properties—deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19a Distributions of cash and marketable securities	19a	286,625
	b Distributions of other property	19b	
	20a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	117,698
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners	117,698						
b Limited partners							

Schedule L Balance Sheets per Books

		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash					
2a Trade notes and accounts receivable					
b Less allowance for bad debts			0		0
3 Inventories					
4 U.S. government obligations					
5 Tax-exempt securities					
6 Other current assets (attach statement)			105,650		25,802
7a Loans to partners (or persons related to partners)					
b Mortgage and real estate loans			564,615		468,641
8 Other investments (attach statement)					
9a Buildings and other depreciable assets					
b Less accumulated depreciation			0		0
10a Depletable assets					
b Less accumulated depletion			0		0
11 Land (net of any amortization)					
12a Intangible assets (amortizable only)					
b Less accumulated amortization			0		0
13 Other assets (attach statement)					
14 Total assets			670,265		494,443
Liabilities and Capital					
15 Accounts payable					
16 Mortgages, notes, bonds payable in less than 1 year					
17 Other current liabilities (attach statement)			6,895		
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)					
b Mortgages, notes, bonds payable in 1 year or more					
20 Other liabilities (attach statement)					
21 Partners' capital accounts			663,370		494,443
22 Total liabilities and capital			670,265		494,443

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	117,698	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):	0	a Tax-exempt interest \$	0
3 Guaranteed payments (other than health insurance)	0	7 Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$	0
a Depreciation \$		8 Add lines 6 and 7	0
b Travel and entertainment \$	0	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	117,698
5 Add lines 1 through 4	117,698		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	663,370	6 Distributions: a Cash	286,625
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	117,698	8 Add lines 6 and 7	286,625
4 Other increases (itemize):	0	9 Balance at end of year. Subtract line 8 from line 5	494,443
5 Add lines 1 through 4	781,068		

Form **7004**
(Rev. December 2016)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

► File a separate application for each return.

► Information about Form 7004 and its separate instructions is at www.irs.gov/form7004.

Print
or
Type

Name	Identifying number
ALFORD 287 JOINT VENTURE	75-2635121
Number, street, and room or suite no. (If P.O. box, see instructions.)	
62 MAIN STREET, STE 310	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code)).	
COLLEYVILLE, TX 76034	

Note: File request for extension by the due date of the return for which the extension is granted. See instructions before completing this form.

Part I Automatic Extension for C Corporations With Tax Years Ending December 31. See instructions.

1a Enter the form code for the return listed below that this application is for

Application Is For:	Form Code	Application Is For:	Form Code
Form 1120	12	Form 1120-ND (section 4951 taxes)	20
Form 1120-C	34	Form 1120-PC	21
Form 1120-F	15	Form 1120-POL	22
Form 1120-FSC	16	Form 1120-REIT	23
Form 1120-H	17	Form 1120-RIC	24
Form 1120-L	18	Form 1120-SF	26
Form 1120-ND	19		

Part II Automatic Extension for Certain Estates and Trusts. See instructions.

b Enter the form code for the return listed below that this application is for

Application Is For:	Form Code	Application Is For:	Form Code
Form 1041 (estate other than a bankruptcy estate)	04	Form 1041 (trust)	05

Part III Automatic Extension for Entities Not Using Part I, II, or IV. See instructions.

c Enter the form code for the return listed below that this application is for 09

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041-N	06	Form 1120-REIT	23
Form 1041-QFT	07	Form 1120-RIC	24
Form 1042	08	Form 1120S	25
Form 1065	09	Form 1120-SF	26
Form 1065-B	10	Form 3520-A	27
Form 1066	11	Form 8612	28
Form 1120	12	Form 8613	29
Form 1120-C	34	Form 8725	30
Form 1120-F	15	Form 8804	31
Form 1120-FSC	16	Form 8831	32
Form 1120-H	17	Form 8876	33
Form 1120-L	18	Form 8924	35
Form 1120-ND	19	Form 8928	36

Part IV Automatic Extension for C Corporations With Tax Years Ending June 30. See instructions.

d Enter the form code for the return listed below that this application is for

Application Is For:	Form Code	Application Is For:	Form Code
Form 1120	12	Form 1120-ND (section 4951 taxes)	20
Form 1120-C	34	Form 1120-PC	21
Form 1120-F	15	Form 1120-POL	22
Form 1120-FSC	16	Form 1120-REIT	23
Form 1120-H	17	Form 1120-RIC	24
Form 1120-L	18	Form 1120-SF	26
Form 1120-ND	19		

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Form **7004** (Rev. 12-2016)

HTA

Part V All Filers Must Complete This Part

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐ **▶**
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐ **▶**
If checked, attach a statement listing the name, address, and Employer Identification Number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ☐ **▶**
- 5 a** The application is for calendar year 20 16 , or tax year beginning _____, 20 _____, and ending _____, 20 _____
- b Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (see instructions-attach explanation)

6	Tentative total tax	6	0
7	Total payments and credits (see instructions)	7	0
8	Balance due. Subtract line 7 from line 6 (see instructions)	8	0

Form 8949 (2016)

Attachment Sequence No. **12A**Page **2**

Name(s) shown on return. Name and SSN or taxpayer identification no. not required if shown on other side

Social security number or taxpayer identification number

ALFORD 287 JOINT VENTURE

75-2635121

Before you check Box D, E, or F below, see whether you received any Form(s) 1099-B or substitute statement(s) from your broker. A substitute statement will have the same information as Form 1099-B. Either will show whether your basis (usually your cost) was reported to the IRS by your broker and may even tell you which box to check.

Part II

Long-Term. Transactions involving capital assets you held more than 1 year are long term. For short-term transactions, see page 1.

Note: You may aggregate all long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS and for which no adjustments or codes are required. Enter the totals directly on Schedule D, line 8a; you aren't required to report these transactions on Form 8949 (see instructions).

You must check Box D, E, or F below. Check only one box. If more than one box applies for your long-term transactions, complete a separate Form 8949, page 2, for each applicable box. If you have more long-term transactions than will fit on this page for one or more of the boxes, complete as many forms with the same box checked as you need.

- ☐ **(D)** Long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS (see **Note** above)
- ☐ **(E)** Long-term transactions reported on Form(s) 1099-B showing basis **wasn't** reported to the IRS
- ☒ **(F)** Long-term transactions not reported to you on Form 1099-B

1	(a) Description of property (Example: 100 sh. XYZ Co.)	(b) Date acquired (Mo., day, yr.)	(c) Date sold or disposed of (Mo., day, yr.)	(d) Proceeds (sales price) (see instructions)	(e) Cost or other basis. See the Note below and see <i>Column (e)</i> in the separate instructions	Adjustment, if any, to gain or loss. If you enter an amount in column (g), enter a code in column (f). See the separate instructions.		(h) Gain or (loss). Subtract column (e) from column (d) and combine the result with column (g)
						(f) Code(s) from instructions	(g) Amount of adjustment	
	LOT 18, 382 PR 4732, RHOME TX	1/1/1999	1/10/2016	23,423	6,500			16,923
2 Totals.	Add the amounts in columns (d), (e), (g), and (h) (subtract negative amounts). Enter each total here and include on your Schedule D, line 8b (if Box D above is checked), line 9 (if Box E above is checked), or line 10 (if Box F above is checked) ▶			23,423	6,500		0	16,923

Note: If you checked Box D above but the basis reported to the IRS was incorrect, enter in column (e) the basis as reported to the IRS, and enter an adjustment in column (g) to correct the basis. See *Column (g)* in the separate instructions for how to figure the amount of the adjustment.

**SCHEDULE D
(Form 1065)****Capital Gains and Losses**

OMB No. 1545-0123

2016Department of the Treasury
Internal Revenue Service▶ **Attach to Form 1065 or Form 8865.**▶ **Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10.**▶ **Information about Schedule D (Form 1065) and its separate instructions is at www.irs.gov/form1065.**

Name of partnership

Employer identification number

ALFORD 287 JOINT VENTURE

75-2635121

Part I Short-Term Capital Gains and Losses—Assets Held One Year or Less

See instructions for how to figure the amounts to enter on the lines below.

This form may be easier to complete if you round off cents to whole dollars.

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
1a Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b				0
1b Totals for all transactions reported on Form(s) 8949 with Box A checked				0
2 Totals for all transactions reported on Form(s) 8949 with Box B checked				0
3 Totals for all transactions reported on Form(s) 8949 with Box C checked				0
4 Short-term capital gain from installment sales from Form 6252, line 26 or 37			4	
5 Short-term capital gain or (loss) from like-kind exchanges from Form 8824			5	
6 Partnership's share of net short-term capital gain (loss), including specially allocated short-term capital gains (losses), from other partnerships, estates, and trusts			6	
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column (h). Enter here and on Form 1065, Schedule K, line 8 or 11; or Form 8865, Schedule K, line 8 or 11			7	0

Part II Long-Term Capital Gains and Losses—Assets Held More Than One Year

See instructions for how to figure the amounts to enter on the lines below.

This form may be easier to complete if you round off cents to whole dollars.

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
8a Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 8b				0
8b Totals for all transactions reported on Form(s) 8949 with Box D checked				0
9 Totals for all transactions reported on Form(s) 8949 with Box E checked				0
10 Totals for all transactions reported on Form(s) 8949 with Box F checked	23,423	6,500		16,923
11 Long-term capital gain from installment sales from Form 6252, line 26 or 37			11	
12 Long-term capital gain or (loss) from like-kind exchanges from Form 8824			12	
13 Partnership's share of net long-term capital gain (loss), including specially allocated long-term capital gains (losses), from other partnerships, estates, and trusts			13	
14 Capital gain distributions			14	
15 Net long-term capital gain or (loss). Combine lines 8a through 14 in column (h). Enter here and on Form 1065, Schedule K, line 9a or 11; or Form 8865, Schedule K, line 9a or 11			15	16,923

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule D (Form 1065) 2016

HTA

651113

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue ServiceFor calendar year 2016, or tax
year beginning _____, 2016
ending _____, 20 _____**2016****Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	50,387		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
	8,461		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction	A	143,000
13	Other deductions		
		20	Other information
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

A Partnership's employer identification number
75-2635121

B Partnership's name, address, city, state, and ZIP code
ALFORD 287 JOINT VENTURE
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number Partner: 1
XX-XXX2205

F Partner's name, address, city, state, and ZIP code
FRAZIER ASSET MANAGEMENT, INC.
4001 AIRPORT FREEWAY
BEDFORD, TX 76020

G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? Corporation

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	50.000000%
Loss	50.000000%	50.000000%
Capital	50.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse \$ _____

Qualified nonrecourse financing . . . \$ _____

Recourse \$ _____

L Partner's capital account analysis:

Beginning capital account \$ 331,376

Capital contributed during the year . . \$ _____

Current year increase (decrease) . . . \$ 58,848

Withdrawals & distributions \$ (143,000)

Ending capital account \$ 247,224

☐ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

651113

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue ServiceFor calendar year 2016, or tax
year beginning _____, 2016
ending _____, 20 _____**2016****Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	50,388		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
	8,462		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction	A	143,625
13	Other deductions		
		20	Other information
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

A Partnership's employer identification number
75-2635121

B Partnership's name, address, city, state, and ZIP code
ALFORD 287 JOINT VENTURE
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number Partner: 2
XX-XXX4741

F Partner's name, address, city, state, and ZIP code
ANSON FINANCIAL INC
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034

G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? Corporation

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	50.000000%
Loss	50.000000%	50.000000%
Capital	50.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse \$ _____

Qualified nonrecourse financing . . . \$ _____

Recourse \$ _____

L Partner's capital account analysis:

Beginning capital account \$ 331,994

Capital contributed during the year . . \$ _____

Current year increase (decrease) . . . \$ 58,850

Withdrawals & distributions \$ (143,625)

Ending capital account \$ 247,219

☐ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

Line 7 (1065) - Other Income (Loss)

1	Interest income derived in the ordinary course of business (i.e. interest charged on receivable balances)	1	139,101
2	Total other income (loss)	2	139,101

Line 20 (1065) - Other Deductions

1	CLOSING COSTS	1	10,000
2	FORECLOSURE EXPENSE	2	3,988
3	LOAN SERVICING	3	11,353
4	SALES EXPENSE	4	12,985
5	Total other deductions	5	38,326

Line 19, Sch K (1065) - Distributions

A	Code A - Distributions of cash and marketable securities	Adjusted Basis	Fair Market Value
	Distributions of cash		286,625
	Total distributions of cash and marketable securities	A	286,625

Line 6, Sch L (1065) - Other Current Assets

		Beginning	Ending
1	DEVELOPMENT PROPERTY	105,650	25,802
2	Total other current assets	105,650	25,802

Line 17, Sch L (1065) - Other Current Liabilities

		Beginning	Ending
1	AFFILIATE LOANS PAYABLE	6,895	0
2	Total other current liabilities	6,895	0

Sch L (1065) - Balance Sheets per Books

Assets		Beginning	Ending
1	Cash	0	
2a	Trade notes and accounts receivable		
2b	Less allowance for bad debts		
2c	Net trade notes and accounts receivable	0	0
3	Inventories	0	0
4	U.S. government obligations		
5	Tax-exempt securities		
6	Other current assets	105,650	25,802
7a	Loans to partners (or persons related to partners)		
7b	Mortgage and real estate loans	564,615	468,641
8	Other investments	0	0
9a	Buildings and other depreciable assets	0	0
9b	Less accumulated depreciation	0	0
9c	Net buildings and other depreciable assets	0	0
10a	Depletable assets		
10b	Less accumulated depletion		
10c	Net depletable assets	0	0
11	Land (net of any amortization)	0	0
12a	Intangible assets (amortizable only)	0	0
12b	Less accumulated amortization	0	0
12c	Net intangible assets	0	0
13	Other assets	0	0
14	Total assets	670,265	494,443
Liabilities and Capital			
15	Accounts payable		
16	Mortgages, notes, bonds payable in less than 1 year		
17	Other current liabilities	6,895	0
18	All nonrecourse loans		
19a	Loans from partners (or persons related to partners)		
19b	Mortgages, notes, bonds payable in 1 year or more		
20	Other liabilities	0	0
21	Partners' capital accounts	663,370	494,443
22	Total liabilities and capital	670,265	494,443
End of year balance sheet out of balance by			0

WILLIAM C SPORE PC
200 N RUFÉ SNOW DR. STE 116
KELLER, TX 76244
Phone: 817-421-6619
Fax: 817-337-9242
wspore@gmail.com

August 29, 2018

ALFORD 287 JOINT VENTURE
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034

Dear MIKE,

I have prepared the 2017 Form 1065 for ALFORD 287 JOINT VENTURE based on the information you provided. The return has been successfully e-filed and a copy is enclosed for ALFORD 287 JOINT VENTURE's records.

There are no taxes or fees due with the return.

If you have any questions about the return(s) or about ALFORD 287 JOINT VENTURE's tax situation during the year, please do not hesitate to call me at 817-421-6619. I appreciate this opportunity to serve you.

Sincerely,

WILLIAM C SPORE
WILLIAM C SPORE PC

Form 8879-PE	IRS e-file Signature Authorization for Form 1065 ▶ Return completed Form 8879-PE to your ERO. (Don't send to the IRS.) ▶ Go to www.irs.gov/Form8879PE for the latest information.	OMB No. 1545-0123 <div style="font-size: 2em; font-weight: bold;">2017</div>
Department of the Treasury Internal Revenue Service		
For calendar year 2017, or tax year beginning _____, 2017, and ending _____, 20____		
Name of partnership ALFORD 287 JOINT VENTURE		Employer identification number XX-XXXXXXX

Part I Tax Return Information (Whole dollars only)		
1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	0
2	Gross profit (Form 1065, line 3)	0
3	Ordinary business income (loss) (Form 1065, line 22)	77,645
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	0
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	0

Part II Declaration and Signature Authorization of Partner or Member
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2017 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

- ☒ I authorize WILLIAM C SPORE PC to enter my PIN XXXXXX as my signature
ERO firm name Don't enter all zeros
 on the partnership's 2017 electronically filed return of partnership income.
- ☐ As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2017 electronically filed return of partnership income.

Partner or member's signature ▶ _____
 Title ▶ Tax Matters Partner Date ▶ 8/29/2018

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. XXXXXXXXXXXX
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2017 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ WILLIAM C SPORE Date ▶ 8/29/2018

ERO Must Retain This Form — See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

Form 1065 Department of the Treasury Internal Revenue Service	U.S. Return of Partnership Income For calendar year 2017, or tax year beginning _____, ending _____ ► Go to www.irs.gov/Form1065 for instructions and the latest information.	OMB No. 1545-0123 2017													
A Principal business activity REAL ESTATE DEVELOPMENT B Principal product or service LAND C Business code number 531320	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width:5%; text-align: center; vertical-align: middle;">Type or Print</td> <td colspan="3">Name of partnership ALFORD 287 JOINT VENTURE</td> </tr> <tr> <td colspan="3">Number, street, and room or suite no. If a P.O. box, see the instructions. 62 MAIN STREET, STE 310</td> </tr> <tr> <td>City or town COLLEYVILLE</td> <td>State TX</td> <td>ZIP code 76034</td> </tr> <tr> <td>Foreign country name</td> <td>Foreign province/state/county</td> <td>Foreign postal code</td> </tr> </table>	Type or Print	Name of partnership ALFORD 287 JOINT VENTURE			Number, street, and room or suite no. If a P.O. box, see the instructions. 62 MAIN STREET, STE 310			City or town COLLEYVILLE	State TX	ZIP code 76034	Foreign country name	Foreign province/state/county	Foreign postal code	D Employer identification number XX-XXXXXXX E Date business started 2/23/1996 F Total assets (see the instructions) \$ 412,088
Type or Print	Name of partnership ALFORD 287 JOINT VENTURE														
	Number, street, and room or suite no. If a P.O. box, see the instructions. 62 MAIN STREET, STE 310														
	City or town COLLEYVILLE		State TX	ZIP code 76034											
	Foreign country name	Foreign province/state/county	Foreign postal code												

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return
 (6) ☐ Technical termination - also check (1) or (2)

H Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year _____ **2**

J Check if Schedules C and M-3 are attached _____ ☐

Caution. Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1a Gross receipts or sales	1a				
	b Returns and allowances	1b				
	c Balance. Subtract line 1b from line 1a			1c		0
	2 Cost of goods sold (attach Form 1125-A)			2		
	3 Gross profit. Subtract line 2 from line 1c			3		0
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4		
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5		
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6		
7 Other income (loss) (attach statement)			7		175,253	
8 Total income (loss). Combine lines 3 through 7			8		175,253	
Deductions <small>(see the instructions for limitations)</small>	9 Salaries and wages (other than to partners) (less employment credits)			9		
	10 Guaranteed payments to partners			10		
	11 Repairs and maintenance			11		
	12 Bad debts			12		
	13 Rent			13		
	14 Taxes and licenses			14		
	15 Interest			15		
	16a Depreciation (if required, attach Form 4562)	16a				
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c		0
	17 Depletion (Do not deduct oil and gas depletion.)			17		
	18 Retirement plans, etc.			18		
	19 Employee benefit programs			19		
	20 Other deductions (attach statement)			20		97,608
	21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21		97,608
22 Ordinary business income (loss). Subtract line 21 from line 8			22		77,645	

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

► _____
 Signature of partner or limited liability company member

► _____
 Date

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name WILLIAM C SPORE	Preparer's signature WILLIAM C SPORE	Date 8/29/2018	Check <input type="checkbox"/> if self-employed	PTIN XXXXXXXXXX
Firm's name ► WILLIAM C SPORE PC			Firm's EIN ► XX-XXXXXXX	
Firm's address ► 200 N RUFÉ SNOW DR. STE 116			Phone no. 817-421-6619	
City KELLER	State TX	ZIP code 76244		

For Paperwork Reduction Act Notice, see separate instructions.

Form **1065** (2017)

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:		Yes	No
a <input checked="" type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership		
c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ►		
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?			X
3 At the end of the tax year:			
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership			X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership			X
4 At the end of the tax year, did the partnership:			
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below			X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below			X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization
(v) Maximum Percentage Owned in Profit, Loss, or Capital			
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details			X
6 Does the partnership satisfy all four of the following conditions?			
a The partnership's total receipts for the tax year were less than \$250,000.			
b The partnership's total assets at the end of the tax year were less than \$1 million.			
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.			
d The partnership is not filing and is not required to file Schedule M-3			X
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.			
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?			X
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?			X
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?			X
10 At any time during calendar year 2017, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ►			X

Schedule B Other Information (continued)

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		X
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶ 0		X
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶ 0		
18a Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions		X
b If "Yes," did you or will you file required Form(s) 1099?		
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶ 0		
20 Enter the number of partners that are foreign governments under section 892. ▶ 0		
21 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
22 Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)?		X

Designation of Tax Matters Partner (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶	ANSON FINANCIAL INC	Identifying number of TMP ▶	XX-XXXXXXX
If the TMP is an entity, name of TMP representative ▶	MIKE FERGUSON	Phone number of TMP ▶	817-267-1008
Address of designated TMP ▶	62 MAIN STREET, STE 310 COLLEYVILLE		TX 76034

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	77,645
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
Income (Loss)	9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	b Collectibles (28%) gain (loss)	9b	
	c Unrecaptured section 1250 gain (attach statement)	9c	
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14a Net earnings (loss) from self-employment	14a	
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Passive category ▶ e General category ▶ f Other ▶	16f	
	Deductions allocated and apportioned at partner level		
	g Interest expense ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partnership level to foreign source income		
	i Passive category ▶ j General category ▶ k Other ▶	16k	
	l Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l	
m Reduction in taxes available for credit (attach statement)	16m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties—gross income	17d	
	e Oil, gas, and geothermal properties—deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19a Distributions of cash and marketable securities	19a	160,000
	b Distributions of other property	19b	
	20a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	77,645
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners	77,645						
b Limited partners							

Schedule L Balance Sheets per Books

		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1	Cash				1,238
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts		0		0
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)		25,802		32,921
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans		468,641		377,929
8	Other investments (attach statement)				
9a	Buildings and other depreciable assets				
b	Less accumulated depreciation		0		0
10a	Depletable assets				
b	Less accumulated depletion		0		0
11	Land (net of any amortization)				
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization		0		0
13	Other assets (attach statement)				
14	Total assets		494,443		412,088
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach statement)				
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				
b	Mortgages, notes, bonds payable in 1 year or more				
20	Other liabilities (attach statement)				
21	Partners' capital accounts		494,443		412,088
22	Total liabilities and capital		494,443		412,088

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. The partnership may be required to file Schedule M-3 (see instructions).

1	Net income (loss) per books	77,645	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):	0	a	Tax-exempt interest \$	0
3	Guaranteed payments (other than health insurance)	0	7	Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a	Depreciation \$	0
a	Depreciation \$		8	Add lines 6 and 7	0
b	Travel and entertainment \$	0	9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	77,645
5	Add lines 1 through 4	77,645			

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	494,443	6	Distributions: a Cash	160,000
2	Capital contributed: a Cash		b	Property	
	b Property		7	Other decreases (itemize):	
3	Net income (loss) per books	77,645	8	Add lines 6 and 7	160,000
4	Other increases (itemize):	0	9	Balance at end of year. Subtract line 8 from line 5	412,088
5	Add lines 1 through 4	572,088			

Form **7004**
(Rev. December 2017)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

▶ **File a separate application for each return.**▶ **Go to www.irs.gov/Form7004 for instructions and the latest information.**

**Print
or
Type**

Name	Identifying number
ALFORD 287 JOINT VENTURE	XX-XXXXXXX
Number, street, and room or suite no. (If P.O. box, see instructions.)	
62 MAIN STREET, STE 310	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code)).	
COLLEYVILLE, TX 76034	

Note: File request for extension by the due date of the return. See instructions before completing this form.**Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns.** See instructions.

1 Enter the form code for the return listed below that this application is for 09

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND	19
Form 706-GS(T)	02	Form 1120-ND (section 4951 taxes)	20
Form 1041 (bankruptcy estate only)	03	Form 1120-PC	21
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-POL	22
Form 1041 (trust)	05	Form 1120-REIT	23
Form 1041-N	06	Form 1120-RIC	24
Form 1041-QFT	07	Form 1120S	25
Form 1042	08	Form 1120-SF	26
Form 1065	09	Form 3520-A	27
Form 1065-B	10	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36

Part II All Filers Must Complete This Part

- 2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐
- 3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here . . . ☐
- 5a The application is for calendar year 20 17 , or tax year beginning _____, 20 _____, and ending _____, 20 _____
- b **Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (see instructions-attach explanation)
- | | | |
|---|---|---|
| 6 Tentative total tax | 6 | 0 |
| 7 Total payments and credits (see instructions) | 7 | 0 |
| 8 Balance due. Subtract line 7 from line 6 (see instructions) | 8 | 0 |

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Form **7004** (Rev. 12-2017)

HTA

651117

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue Service

For calendar year 2017, or tax year

beginning ending **Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

2017

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	38,822		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction	A	80,000
13	Other deductions		
		20	Other information
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership**A** Partnership's employer identification number

XX-XXXXXXX

B Partnership's name, address, city, state, and ZIP codeALFORD 287 JOINT VENTURE
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034**C** IRS Center where partnership filed return
e-file**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's identifying number Partner: 1

XX-XXXXXXX

F Partner's name, address, city, state, and ZIP codeB. FRAZIER ASSET MANAGEMENT, INC.
3345 WESTERN CENTER BLVD, STE 160
FORT WORTH, TX 76137**G** ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member**H** ☒ Domestic partner ☐ Foreign partner**I1** What type of entity is this partner? Corporation**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	50.000000%
Loss	50.000000%	50.000000%
Capital	50.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse \$ _____

Qualified nonrecourse financing \$ _____

Recourse \$ _____

L Partner's capital account analysis:

Beginning capital account \$ 247,224

Capital contributed during the year \$ _____

Current year increase (decrease) \$ 38,822

Withdrawals & distributions \$ (80,000)

Ending capital account \$ 206,046

☐ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain) _____

M Did the partner contribute property with a built-in gain or loss?☐ Yes ☒ No

If "Yes," attach statement (see instructions)

651117

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue Service

For calendar year 2017, or tax year

beginning ending **Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

2017

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	15	Credits
	38,823		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
		19	Distributions
12	Section 179 deduction	A	80,000
13	Other deductions		
		20	Other information
14	Self-employment earnings (loss)		

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership**A** Partnership's employer identification number

XX-XXXXXXX

B Partnership's name, address, city, state, and ZIP codeALFORD 287 JOINT VENTURE
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034**C** IRS Center where partnership filed return
e-file**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's identifying number

Partner: 2

XX-XXXXXXX

F Partner's name, address, city, state, and ZIP codeANSON FINANCIAL INC
62 MAIN STREET, STE 310
COLLEYVILLE, TX 76034**G** ☒ General partner or LLC
member-manager☐ Limited partner or other LLC
member**H** ☒ Domestic partner☐ Foreign partner**I1** What type of entity is this partner? Corporation**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	50.000000%	50.000000%
Loss	50.000000%	50.000000%
Capital	50.000000%	50.000000%

K Partner's share of liabilities at year end:

Nonrecourse \$ _____

Qualified nonrecourse financing . . . \$ _____

Recourse \$ _____

L Partner's capital account analysis:

Beginning capital account \$ 247,219

Capital contributed during the year . . . \$ _____

Current year increase (decrease) . . . \$ 38,823

Withdrawals & distributions \$ (80,000)

Ending capital account \$ 206,042

☐ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain) _____

M Did the partner contribute property with a built-in gain or loss?☐ Yes ☒ No

If "Yes," attach statement (see instructions)

Line 7 (1065) - Other Income (Loss)

1	Interest income derived in the ordinary course of business (i.e. interest charged on receivable balances)	1	107,480
2	NOTE DISCOUNTS EARNED	2	67,773
3	Total other income (loss)	3	175,253

Line 20 (1065) - Other Deductions

1	LOAN SERVICING	1	10,596
2	SALES EXPENSE	2	87,012
3	Total other deductions	3	97,608

Line 19, Sch K (1065) - Distributions

A	Code A - Distributions of cash and marketable securities	Adjusted Basis	Fair Market Value
	Distributions of cash		160,000
	Total distributions of cash and marketable securities	A	160,000

Line 6, Sch L (1065) - Other Current Assets

		Beginning	Ending
1	DEVELOPMENT PROPERTY	25,802	32,921
2	Total other current assets	25,802	32,921

Sch L (1065) - Balance Sheets per Books

Assets		Beginning	Ending
1 Cash	1	0	1,238
2a Trade notes and accounts receivable	2a		
2b Less allowance for bad debts	2b		
2c Net trade notes and accounts receivable	2c	0	0
3 Inventories	3	0	0
4 U.S. government obligations	4		
5 Tax-exempt securities	5		
6 Other current assets	6	25,802	32,921
7a Loans to partners (or persons related to partners)	7a		
7b Mortgage and real estate loans	7b	468,641	377,929
8 Other investments	8	0	0
9a Buildings and other depreciable assets	9a	0	0
9b Less accumulated depreciation	9b	0	0
9c Net buildings and other depreciable assets	9c	0	0
10a Depletable assets	10a		
10b Less accumulated depletion	10b		
10c Net depletable assets	10c	0	0
11 Land (net of any amortization)	11	0	0
12a Intangible assets (amortizable only)	12a	0	0
12b Less accumulated amortization	12b	0	0
12c Net intangible assets	12c	0	0
13 Other assets	13	0	0
14 Total assets	14	494,443	412,088
Liabilities and Capital			
15 Accounts payable	15		
16 Mortgages, notes, bonds payable in less than 1 year	16		
17 Other current liabilities	17	0	0
18 All nonrecourse loans	18		
19a Loans from partners (or persons related to partners)	19a		
19b Mortgages, notes, bonds payable in 1 year or more	19b		
20 Other liabilities	20	0	0
21 Partners' capital accounts	21	494,443	412,088
22 Total liabilities and capital	22	494,443	412,088
End of year balance sheet out of balance by			0